

Government of the District of Columbia

ZONING COMMISSION



ZONING COMMISSION ORDER NO. 622

Case No. 89-8C

June 1, 1989


At a special meeting on June 1, 1989, the Zoning Commission for the District of Columbia authorized the scheduling of a public hearing for the following:

Case No. 89-8C

Application from D.C. Department of Housing and Community Development and North Capitol Plaza Limited Partnership requesting consolidated review and approval of a Planned Unit Development (PUD) and related change of zoning from C-2-A and C-M-3 to C-3-C or, in the alternative, from C-2-A to C-M-3 for lot 245 in Square 672. The PUD site is located on North Capitol Street, between N and Patterson Street, N.E. The PUD site is known as Parcel One in Northeast I Urban Renewal Area, comprises approximately 42,252 square feet of land area, and is currently unimproved.

The applicants propose to construct an eight story, mixed-use building containing office and retail uses, and a child care facility. The project will have 359,158 square feet of floor area and a gross floor area of 253,514 square feet (approximately 230,000 sq. ft. for office use, approximately 20,000 sq. ft. for retail use, and approximately 3,000 sq. ft. for child care use). The project will have a floor area ratio (FAR) of 6.0, a height of 90 feet, a lot occupancy of 85 percent, and 166 parking spaces.

It is therefore hereby ordered that Z.C. Case No. 89-8C be scheduled for public hearing. A formal "Notice of Public Hearing" for this case is forthcoming.

  
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EDWARD L. CURRY  
Executive Director  
Zoning Secretariat